

Summary Minutes

Alexandria Waterfront Committee Meeting Tuesday, June 21, 2011

Alexandria City Hall

Members

Present: Engin Artemel, Citizen east of Washington St. and north of Pendleton St.
Christine Bernstein, Founders Park Community Association
Mel Fortney, Citizen east of Washington St. and south of King St.
Doug Gosnell, Alexandria Marina pleasure boat lease holder
Linda Hafer, Old Town Business Association
Charlotte Hall, Alexandria Chamber of Commerce
Nathan Macek, At-large citizen and Chair
Jody Manor, Alexandria Convention and Visitors Association (ACVA)
Peter Pennington, Environmental Policy Commission (EPC)
Pete Peterson, Alexandria Archaeological Commission
Paul Smedberg, Alexandria City Council
Robert Taylor, Alexandria Seaport Foundation
Van Van Fleet, Old Town Civic Association

Excused: Jay Atkinson, Citizen east of Washington St. and north of King St.
William Cromley, Alexandria Park and Recreation Commission

City Staff: Jack Browand, Recreation, Parks, Cultural Activities (RPCA)
Jim Hixon, Dockmaster, RPCA
Dan Imig, Department of Transportation and Environmental Services (TES)
Steve Milone, Planning and Zoning, P&Z
Karl Moritz, P&Z
Sgt. Terri Mucci, Police Department
Nancy Williams, P&Z

Guests: Susan Cohen, Public Art Committee
Harvey Goddin, resident
Harry Harrington, Old Dominion Boat Club
Joanne Platt, resident
Sarita Schotta, Waterfront Alliance
Andrea Stowers, Tobacco Quay

Welcome and Introductions

The Committee was called to order at 7:30 a.m. and members and guests introduced themselves. Stowers objected to Artemel's representation of Old Town North. It was explained that Artemel is a citizen member of the Committee living in the Old Town North area (officially, east of Washington Street and north of Pendleton Street), but that he does not specifically represent the area's civic associations on the Committee.

Approval of Minutes from April 19, 2011, May 17, 2011, and May 26, 2011 Meetings

Moved by Hall, seconded by Bernstein, to approve the summary minutes of the April 19, 2011 meeting. The motion passed by unanimous voice vote.

Moved by Taylor, seconded by Manor, to approve the summary minutes of the May 17, 2011 meeting. The motion passed by unanimous voice vote.

Moved by Hall, seconded by Taylor, to approve the summary minutes of the May 26, 2011 work session. The motion passed by unanimous voice vote.

Report from Department of Recreation, Parks, and Cultural Affairs

Browand reviewed highlights of his written monthly report to the Committee:

National Park Service (NPS) has approved the City's request for a permit to replace damaged and missing Marina pilings and is reviewing the request for a permit to install pilings for the floating dock needed to moor the Minnie V if the City approves the Potomac Riverboat Company request to relocate the vessel to the Marina. Coast Guard vessel safety checks were scheduled for the following weekend. Procurement activities continue for new Marina security cameras providing real-time Web-accessible security images.

Following up on questions raised during the Committee's Waterfront Walk, Browand reported that RPCA is considering how best to ensure proper maintenance of the triangular land parcel north of the Marina and next to the Charthouse. The parcel is leased by the Food Court but, because RPCA considers this area a waterside gateway to the City, the RPCA has been maintaining it when needed. RPCA is considering whether and how to landscape the area. City officials are working to resolve jurisdictional issues related to the alley's maintenance. Milone said P&Z is discussing with restaurant staff how to resolve problems related to trash receptacles in the alley.

In response to a question, Browand said any decision to move the Founder's Park dog park would be subject to a full public comment process. Browand will determine whether a review of the park is being conducted separately from reconsideration of the Dog Park Master Plan.

In response to questions raised by Gosnell about a vessel moored at the Marina which suffered substantial damage during the April 16 storm, Hixon said the owner's dock line had broken during the storm, a problem outside the Marina's responsibility.

Gosnell reviewed his correspondence with City officials about Marina security and infrastructure. Smedberg suggested that convening a meeting with all the affected parties might be the best way to develop a consensus about Marina operational issues. The Committee plans to schedule a meeting of its Marina subcommittee to discuss these issues in depth and will invite staff and all Marina boat owners to participate.

Report from Police Department

Mucci reported on the ongoing investigation into the previous month's robbery and assault on the dock.

Waterfront Walk Summary

Macek reviewed highlights of issues discussed during the Committee's Waterfront Walk, noting that less territory was covered this year than usual due to the many questions raised about the potential impact of the Waterfront Plan on particular locations. The Walk's Saturday scheduling had facilitated greater public participation.

Waterfront Small Area Plan

Moritz reviewed Plan-related actions that had taken place since the Committee's last meeting, including highlights of the City Council's June 11 Waterfront Plan work session. City Council was considering the creation of a working group to examine outstanding issues related to the Plan over the summer. Moritz reported that P&Z has reviewed several new Waterfront development options: development under current zoning without a Special Use Permit (SUP); development under current zoning with an SUP; and City purchase of parcels for development as parks, museums, and other public uses.

Smedberg expected the Council to determine the Working Group process and mandate at its meetings on June 25 and 28. Macek proposed that the Committee advise the Council by letter of its interest in participating in the Working Group.

Moved by Artemel, seconded by Manor that the Waterfront Committee should request representation on the Working Group and nominate the Committee Chair as delegate and the Vice Chair as alternate to the Working Group. The motion passed by unanimous voice vote.

Macek will draft the Committee letter to the Council.

Members agreed that in preparation for Working Group discussions, they should review the waterfront development options recently prepared by P&Z staff for Council, which were documented after the Committee position presented in its May 31, 2011 letter to Council. Particular attention should be paid to the by-right alternative.

Moved by Bernstein and seconded by Van Fleet that the Waterfront Committee meet to re-examine the Waterfront Plan and its newly proposed alternatives by the Council. Motion passed by unanimous voice vote.

A Committee workshop was scheduled for Wednesday, June 29.

Request for Commercial Docking – Potomac Riverboat Co. Minnie V

Having recently viewed the historic skipjack Minnie V, Committee members discussed PRC's request for City permission to dock the vessel at the City Marina. Members discussed the uniqueness of this particular vessel and agreed that locating the Minnie V at the Marina would be the simplest way to bring an historic vessel at the Marina, an action which would reflect community interest in preserving and incorporating Waterfront history into plans for the area's redevelopment. Members recognized that because details of any agreement between PRC and the City remain to be worked out, Committee members were at this time only recommending that the City initiate negotiations with PRC.

In response to a question about who would pay for construction and maintenance of the floating dock to be used by the Minnie V, Hall, in her role as PRC representative, said that in

the past PRC had paid to construct a dock for their use and then offered the City the right to take over the dock. PRC would then pay the City to lease the dock.

Moved by Fortney, seconded by Manor, that the Committee wholeheartedly supports the location of the Minnie V at the City's dock as proposed by the Potomac Riverboat Company. Passed on a voice vote with Hall and Smedberg abstaining.

Oronoco Street Outfall Project

Imig reported on a City remediation project to address creosote pollution from the manufactured gas plant formerly located at North Lee and Oronoco Streets. The objective is to prevent any outfall from entering the Potomac River at the Oronoco Street overlook. An oil/water separator will accelerate the petroleum product's natural degradation.

TES plans to have the project bid out within several months, with groundbreaking in early 2012, and construction finished by spring 2012. The City is working with the state to determine outlines of the riverbed that will need to be dredged for the project. Booms are expected to be in place during 2013-14 for dredging, with sediment dredging scheduled in late 2014. An above-ground compressor shed would be located at the base of Oronoco Street next to Robinson Terminal. TES and RPCA are considering the idea of designing the shed to look like a historic building that would be consistent with the Waterfront's historical motif. No direct impact on, or damage to, the Founders Park area is anticipated.

Legislative Proposals for the General Assembly

Macek reported that he had received the annual City Attorney's letter inviting suggestions for legislative proposals that City officials should consider submitting for action during the 2012 General Assembly session. The Committee had no legislative actions to recommend.

Waterfront Capital Improvement Program (CIP) Priorities

Macek invited members' to propose projects that the Committee should consider recommending to RPCA for inclusion in the 2013 CIP budget review. Smedberg said City Council's 2013 budget process will likely begin in September.

Items briefly discussed included 1) improved Marina electrical facilities to enable support of larger vessels, 2) bulkhead maintenance, 3) solutions to deter trash and debris from entering the Marina, 4) improving Marina security via gates and pier-based motion detectors that would enhance pier visibility for the new Marina cameras, and 5) Windmill Park bulkhead repairs.

Non-capital proposals to enhance Marina security would be handled separately from the CIP.

Hall and Gosnell volunteered to document the Committee's proposed CIP items.

Announcements

Macek advised of several upcoming Waterfront events in July, including the City Birthday Celebration on July 9 in Oronoco Bay Park, and the Comcast Outdoor Film Festival in Waterfront Park July 15-16.

Adjournment

The meeting was adjourned without objection at 9:12 a.m.